

026.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

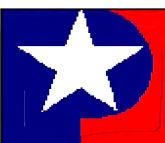
ARLINGTON

Total Card / Total Parcel

1,031,500 / 1,031,500

USE VALUE: 1,031,500 / 1,031,500

ASSESSED: 1,031,500 / 1,031,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34-36		WALDO RD, ARLINGTON

Legal Description		User Acct
		17920
GIS Ref		
GIS Ref		
Insp Date		07/21/17
		12181!
Entered Lot Size		
Total Land:		
Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: ORFANOS STEVEN & MICHELLE

Owner 2: -

Owner 3: -

Street 1: 19 MOCASSIN PATH

Street 2: -

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type: -

PREVIOUS OWNER

Owner 1: ORFANOS STEVEN -

Owner 2: -

Street 1: 22 MOCASSIN PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry -

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2756 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good																													
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																													
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																													
Frame: 1	- Wood			1/2 Bath:	Rating:																													
Prime Wall: 4	- Vinyl			A HBth:	Rating:																													
Sec Wall:				OthrFix:	Rating:																													
Roof Struct: 1	- Gable																																	
Roof Cover: 1	- Asphalt Shgl			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																										
Color: WHITE				Kits: 2	Rating: Good			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
View / Desir:				A Kits:	Rating:			Other																										
GENERAL INFORMATION				Fpl: 2	Rating: Average			Upper																										
Grade: C	- Average			WSFlue:	Rating:			Lvl 2																										
Year Blt: 1923	Eff Yr Blt:							Lvl 1																										
Alt LUC:	Alt %:							Lower																										
Jurisdct:	Fact: .							Totals	RMs: 15	BRs: 6	Baths: 2	HB																						
Const Mod:								REMODELING				RES BREAKDOWN																						
Lump Sum Adj:								Exterior:	No Unit	RMS	BRs	FL																						
INTERIOR INFORMATION				Functional:				Interior:	1	6	2																							
Avg Ht/FL: STD				Economic:				Additions:	1	9	4																							
Prim Int Wal 2	- Plaster			Special:				Kitchen:																										
Sec Int Wall:				Override:				Baths:																										
Partition: T	- Typical							Plumbing:																										
Prim Floors: 3	- Hardwood							Electric:																										
Sec Floors: 4	- Carpet			Total: 18.6 %				Heating:																										
Bsmnt Flr: 12	- Concrete							General:	2	15	6																							
Subfloor:								CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL														
Bsmnt Gar:								Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Electric: 3	- Typical							Size Adj.: 1.07067311									BMT	Basement	1,248	56.520	70,537	UAT	100	FLA	100	A								
Insulation: 2	- Typical							Const Adj.: 0.97757620									FFL	First Floor	1,248	188.400	235,123													
Int vs Ext: S								Adj \$ / SQ: 188.400									SFL	Second Floor	1,248	188.400	235,123													
Heat Fuel: 1	- Oil							Other Features: 126500									UAT	Upper Attic	260	131.880	34,289													
Heat Type: 5	- Steam							Grade Factor: 1.00									OFFP	Open Porch	238	22.910	5,452													
# Heat Sys: 2								NBHD Inf: 1.00000000									Net Sketched Area: 4,242				Total: 580,524													
% Heated: 100								NBHD Mod:									Size Ad	2496	Gross Area	5022	FinArea	2756												
Solar HW: NO	Central Vac: NO							LUC Factor: 1.00																										
% Com Wal	% Sprinkled							Adj Total: 707023									Juris. Factor:		Before Depr:	188.40														
								Depreciation: 131506									Special Features: 0		Val/Su Net:	135.67														
								Depreciated Total: 575517									Final Total: 575500		Val/Su SzAd	230.57														
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:				IMAGE				AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS																PARCEL ID 026.0-0006-0004.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	104																						
More: N				Total Yard Items:				Total Special Features:				Total:																						